

Sustainability Statement

Project	Thessaly, Roman Landing, West Wittering PO20 8AL
Subject	Policy 40 – Sustainable Design and Construction
GTP Ref	24015/SS.01

1 Introduction

- 1.1 This statement has been produced to support the application for planning approval for a replacement dwelling at Thessaly, Roman Landing, West Wittering in accordance with the Chichester District Council local planning validation requirements, to demonstrate compliance with Chichester Local Plan Policy 40.

2 Design

- 2.1 The site benefits from a north/south orientation providing the opportunity to benefit from varied daylighting and passive solar gain. Careful orientation of the living accommodation and glazed openings within the design proposals seek to capitalise on the positive solar orientation whilst avoiding the potential for overheating.
- 2.2 Chichester Local Plan Policy 40 requires new development to comply with ‘Building for Life Standards’ or equivalent replacement national minimum standards.
- 2.3 Building for a Healthy Life is the latest edition of, and new name for, Building for Life 12. Where the considerations of Building for Life 12 are relevant to the scale of the proposed development the design proposals follow the best practice recommendations provided in the Building for a Healthy Life design guidance.

3 Walking, cycling and public transport

- 3.1 Local facilities at West Wittering (approximately 1km) are within easy walking and cycling distance and can be safely reached avoiding main roads.
- 3.2 There are bus stops linking to Chichester and beyond less than 1km from Thessaly which enjoy a good service.

4 Making the most of what's there

- 4.1 The proposed development at Thessaly provides a good opportunity to connect the house better with its unique landscape whilst improving the architectural quality of this part of the coastline.
- 4.2 The replacement dwelling is located in a sustainable location on previously developed land.
- 4.3 The proposed dwelling seeks to provide a striking piece of architecture that will complement and enhance the surrounding area.
- 4.4 The new house will use locally distinctive, high quality materials to create a modern structure that is rooted in the context of West Sussex character.
- 4.5 The storage area provided in the garage building provides ample opportunity for the secure storage of cycles.
- 4.6 On site car parking in line with the requirements of the accommodation provided by the house, is provided within the garage and on the drive.
- 4.7 Electric car charging points will be provided within the garage structure in line with WSCC parking standards.

5 Landscaping

- 5.1 The proposed landscaping will be developed to provide a high quality environment that enhances the biodiversity of the area surrounding the house.

6 Public/private realm

- 6.1 The proposed garage structure and house entrance gates provide a clear demarcation of the line between the public and private realm.

7 Construction

- 7.1 The proposals at Thessaly will create a low energy usage dwelling through the application of a 'fabric first' approach utilising high levels of thermal insulation, good airtightness and careful control over solar gains.

Materials

- 7.2 The marine environment and local context have played a large part in the selection of external material treatments at Thessaly.

- 7.3 Traditional brickwork, timber shingles and windows are materials that have historically been extensively used in marine environments to withstand the aggressive environmental conditions and ensure the longevity of built structures. Thessaly will continue these traditions by applying these materials to a contemporary structure to create a high quality and suitably robust building.
- 7.4 Low carbon materials and construction systems are to be considered during the technical design for the construction of the upper floor superstructure including a review of timber frame or cross laminated timber (CLT) options.
- 7.5 The building will utilise long life and easily recyclable materials wherever possible to minimise the whole life carbon impact of the structure.

Operation and energy in use

Principles

- 7.6 Chichester Local Plan Policy 40 (Sustainable Design and Construction) requires the design of new developments to show consideration of proportionate energy efficiency measures: *'Energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement, including the use of energy efficient passive solar design principles where possible.'*
- 7.7 The 2021 (amended 2023) Building Regulations Standards for energy usage represent a significant improvement over the previous requirements of Approved Document Part L.
- 7.8 The new dwelling will be designed in line with the principles set out in the Future Homes Standard (fabric first, low carbon heating, renewable energy sources) which comes mandatory in 2025. Based on the improvement in proposed u-values, air tightness and low carbon technologies, the proposed dwelling at Thessaly will achieve the 20% improvement over the 2013 Building Regulations set out in the Chichester District Council Local planning application validation requirements.

Electricity

- 7.9 The pitched roof structures offer good opportunity to install photovoltaic panels (subject to specialist technical design) where it would be less visible from the public realm. This could provide renewable electricity on site to run domestic appliances, for example. Battery storage will be considered to make best use of the solar generation capability subject to specialist technical design.

Fittings

- 7.10 The applicant will aim to select 'A+++' rated white goods, and lighting installation will be specified to ensure that modern Energy Star-qualified CFL and LED light fittings are provided to reduce energy-in-use.

Water & drainage

Principles

- 7.11 The applicant is committed to the reduction of mains water use on site wherever possible, both during construction and in-use.

Construction

- 7.12 During construction the careful management of appropriate dust suppression systems will help to limit excessive consumption of water. The potential use of CLT or timber frame systems as proposed can help to reduce the production of dust on site, and the use of energy efficient water hoses, closed-loop water recycling and other dust suppression methods will be encouraged.

In-Use

- 7.13 The existing property is served by mains foul and surface water drains.
- 7.14 The design of the new house includes design stage and solutions appropriate to the coastal location (collection, infiltration and attenuation will be considered). Fittings will include low flow taps, water-efficient showerheads, efficient dual-flush WCs, and reduced-capacity baths. The applicant will seek to install white goods which carry the European Water Label, Water Efficient Product Label or the Waterwise Recommended Checkmark. At the detailed Technical Design stage, these measures will be tested to ensure that mains water consumption will be limited to Chichester District Council's target (based on the lower 'optional' Building Regulations standard) of 110 litres or less per head, per day.